



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

February 1st, 2016

Pursuant to adjournment, the Planning Commission met with Proskovec, Rezac, Starns, McEvoy, and Trutna. Members N. Nelson and E. Nelson were absent.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public, except when in closed/executive session where noted.

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Public hearing was held regarding application #8085 by Kyle & Kristine German to split off approximately 5.01 acres and allow for a house to be built, Section 26-16-6, Douglas Township.

Motion by Starns, seconded by McEvoy to **approve** application #8085. Voting yes: Trutna, Rezac, Starns, McEvoy, Proskovec. Voting no: None. Motion carried.

Public hearing was held regarding the proposed amendment to the Zoning Regulations Section 6.03.03 R-L Lakeside Residential District Conditional Uses. Nate Buss, Olsson Associates, spoke in regard to the proposed changes. Discussions lead to slight modifications to be made to the proposed amendment- namely:

Modify 8. a. Storage Units, **not including portable storage containers**, subject to the following conditions:....

Add 8. e. Boat storage facilities

Change 8. e. to 8. f. Other uses that are deemed compatible to the district and to existing uses in the development by the Planning Commission and Board of Supervisors.

The recommended amendment:

Amendment to the Zoning Regulations Section 6.03.03 R-L Lakeside Residential District Conditional Uses, add:

8. Commercial uses that are compatible with the district, such as:

a. Storage units, not including portable storage containers, subject to the following conditions:

1. There shall be a minimum lot area of three (3) acres.

2. Any open storage shall be limited to licensed watercrafts, motor homes, camper trailers, and vehicles. Said storage must be completely screened with eight (8) foot high permanent privacy fencing.

3. All other storage shall be within enclosed building.

4. Any side of the building providing doorways to storage areas shall be set back from the property line not less than thirty-five (35) feet.

5. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. All one-way driveways that provide direct access to cubicles shall provide for one 10-foot parking lane and one travel lane 15 feet in width. All two-way driveways that provide direct access to cubicles shall provide for one 10-foot parking lane and two 12-foot travel lanes. Adequate bumper guards or fences shall be provided to prevent extension of vehicles beyond property lines.

6. All lights shall be shielded to direct light away from adjacent properties.

7. No activities such as miscellaneous or garage sales or the servicing or repair of motor vehicles, boats, trailers, lawn mowers, and other similar equipment shall be conducted on the premises. Also, no manufacturing assembly or processing of any product shall be permitted.

8. The owner or operator shall properly police the area for removal of trash and debris.

9. Two copies of a plot plan showing ingress and egress, widths of driveways, off-street parking, loading areas, and on-site traffic circulation shall be submitted to the Planning Commission for their consideration with the conditional use permit application.

10. The Planning Commission and Board of Supervisors may attach such other conditions as deemed necessary to provide for compatible development.

b. Eating and drinking establishments

c. Convenience stores

d. Boat repair facilities



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- e. Boat storage facilities
- f. Other uses that are deemed compatible to the district and to existing uses in the development by the Planning Commission and Board of Supervisors.

Motion to **approve** the proposed amendments, with changes, by McEvoy, seconded by Starns. Voting yes: Rezac, Starns, McEvoy, Proskovec, Trutna. Voting no: none. Motion carried.

Public hearing was held regarding application #8086 by Nathaniel Buss of Olsson Associates and Paul Davis: proposed use for boat storage building with repair shop for minor work, small sales of lake/boating accessories, Section 13-13-9, Clear Creek Township.

Several lot owners of Lake Allure/Thomas Lakes expressed concerns about or opposition to this application and its proposed location. Steve Studsdahl and Kim Thomas submitted a letter with photographs of boat storage facilities/boat repair/boat sales shops to illustrate that, in general, these facilities are not aesthetically pleasing. The letter also indicated concern over traffic, environmental concern, and property values.

Nate Buss spoke on behalf of the application and reassured that outdoor storage of boats, etc. is not included in this proposal, as all storage will be inside the building. It was also confirmed that boat washing would take place indoors with drainage to the septic system as to aid in the prevention of cross contamination (zebra mussels)

Dan Muhleisen spoke on behalf of Sandy Pointe Lake Development and affirmed that the design of the building and landscaping would be required to meet the standards of that development- to be aesthetically pleasing and would require approval by the design board.

After much consideration it was questioned as to whether or not it would be feasible for the boat storage building to be relocated to the southern section of the property with the house relocated to the northern section (adjacent to Thomas Lakes Road). This proposition could pose as a compromise between the applicant and opposing parties.

Motion by McEvoy, seconded by Starns to **table** application #8086 to allow additional opportunity for the applicant and opposition to reach a reasonable, compromised proposal. Voting yes: McEvoy, Proskovec, Trutna, Rezac, Starns. Voting no: none. Motion carried.

Discussion of Sandy Pointe Lake Development 2nd Addition, application #SD95: The developers will resubmit plans at the March public hearing, as current sets are incomplete.

Motion by Starns, seconded by McEvoy to **approve** the annual reviews for:
NEBCO, Inc.: MP#512 Gravel Pumping Operation (12&13,7&18-13-9&10)
Western Sand & Gravel: MP#7548 Sand & Gravel Extraction Operation (31&32-14-10)

Voting yes: Proskovec, Trutna, Rezac, Starns, McEvoy. Voting no: none. Motion carried.

Motion by Starns seconded by Rezac to **approve** the annual review for:
William McClure: MP# 6280 Shooting Range (36-14-9)

and remove the condition that requires a license from the Nebraska State Patrol, as the permit holder no longer wishes to continue to instruct concealed carry permit classes.

Voting yes: Proskovec, Trutna, Rezac, Starns, McEvoy. Voting no: none. Motion carried.

Motion by Trutna seconded by McEvoy to **approve** the minutes of January 4th meeting. Voting yes: Trutna, Rezac, Starns, McEvoy, Proskovec. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (3/7/2016, 4/4/2016, 5/1/2016).



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There was no open discussion from the public.

Proceedings of the foregoing meeting were recorded and are on file in the Zoning office. All items considered by the Planning Commission were included in the agenda, published, and posted prior to said meeting.

Motion by McEvoy, seconded by Proskovec to declare meeting adjourned. Voting yes: McEvoy, Starns, Proskovec, Trutna, Rezac. Voting no: None. Motion carried. Meeting adjourned at 9:45 PM.

Zoning Administrator

Date

Planning Commission Chair

Date